

THE REAL ESTATE MARKET

NEW \$250,000 APARTMENT HOUSE TO GO UP ON THE DRIVE.

The New York Taxicab Co. files plans for a \$250,000 garage in West 87th Street—fair demand for Washington Heights and Bronx sites for new buildings.

Yesterday's brokerage transactions, though few in number, included the expected quota of deals in Manhattan sites adapted for improvement with elevator apartment houses and of Bronx sites available for improvement with two family dwellings. The purchase of such sites has been for some time now a persistent and regular feature of the daily trading. It appears to be sufficiently well established to warrant the conclusion that capital is being supplied freely, though cautiously, for use in the building industry and that a fair proportion of the great army of mechanics and laborers dependent on that industry will find employment during the summer.

The workers in the building trades number about 100,000 and command high wages. Their prosperity is a matter of importance not only to landlords and shopkeepers, but also to real estate dealers, for the savings of thrifty workmen go into small houses or vacant lots in the outlying sections rather than into other forms of investment. The Italian day laborer's first ambition is to purchase a lot and his next to build a house on it, while the German or Irish mechanic aims to secure a two family dwelling. The workmen connected with the building industry generally buy on the outskirts of the district where their work lies and thus obtain the benefit of the advance of values due to the growth of the very district which provides them with employment.

Private Sales.

FORT WASHINGTON AVENUE.—Max Marx has sold for the Fort Washington Syndicate to Adolph M. Benheim the southwest corner of Fort Washington Avenue and 17th Street, a plot, 100.10x112. The buyer will erect a six story elevator apartment house on the site.

JEROME AVENUE.—James L. Libby has sold for the Cassidy estate a plot, 35x100.1x100 at the northeast corner of Jerome and Tremont avenues.

14TH STREET.—James L. Libby has sold for Germaine Floravanti a three story brick dwelling, one of the five in course of construction, on the north side of 14th Street, 30 feet west of Grand Avenue, on lot 151.100.

LONGFELLOW STREET.—The Hunts Point Realty Company has sold to Edward Hiza a plot, 71.9x101.8x110.00, on the west side of Longfellow Street, 100 feet south of Seneca Avenue.

114TH STREET.—Simon & Atlas in conjunction with William Lefkowitz have sold for Joseph Hays the five story flat at No. 81 East 114th Street, on lot 25x100.1, to George Seiger.

105TH STREET.—Mortimer M. Singer has sold the six story tenement at No. 315 East 105th Street, on lot 25x100.1.

SEVENTH AVENUE.—E. A. Fairbanks has sold No. 1807 Seventh Avenue, a five story flat, with stores, on lot 27x78.

NINTH STREET.—The Brandt estate has sold No. 410 Ninth Street, a four story dwelling, on lot 20x93.75. The buyer will occupy the house.

GLINVILLE AVENUE.—Charles Schano, who bought the lot at the southwest corner of Glinville and Mac Avenue, has sold it for \$1,500. At the same sale Mr. Schano bought the plot, 56.6x84, on the west side of Glinville Avenue, 25 feet south of Mac Avenue, for \$650, and has resold it for \$900.

Miscellaneous.

Gorman H. Levey has leased for Al Hayman to Mme. Venny the four story and basement dwelling at No. 20 West Forty-fifth Street for a term of years.

W. S. Jacobs, the tenant, is the buyer of No. 31 West Seventeenth Street.

The Ernestus Gulik Company has leased No. 168 West Forty-seventh Street, a four story dwelling, for Felix Lamm to Mrs. T. J. McCann for a term of years.

Building News.

Plans have been filed with Building Superintendent Murphy by Walker & Gillette, architects, for D. D. Mills, for enlarging the present banking offices of J. Pierpont Morgan on the main floor of the Drexel Building at Broad and Wall streets by annexing additional office room at the north end of the main floor of the Mills Building. The addition will be connected with the present quarters in the Drexel Building by doorways at the rear of the new building. The improvements include the construction of a new vault in the Mills Building for the use of Mr. Morgan's firm and are to cost \$40,000.

Plans have been filed for a new six story apartment house to be built for the Fenco Construction Company as owner at the northeast corner of Riverside Drive and 135th Street, the southern corner of which block at 135th Street is also now being improved with an apartment house. The new building is to front 102.5 feet on the drive and 135 feet on the street, and will be of brick with limestone and terra cotta, with large windows finished with key stone arched corbels. It is to cost \$250,000 and will have accommodations for thirty-five families. Schwartz & Gross are the architects.

Plans have been filed for a two and three story garage to be built for the newly organized New York Taxicab Company, to be built on the plot at 622 to 630 West Seventh Street, owned by C. E. Appleby. It is to have a frontage of 225 feet and a depth of 145 feet and will be of brick with blue stone trimmings. It is to cost \$200,000. F. M. Andrews is the architect. The plans also allow for a three story office building on the same site to cost an additional \$20,000.

Plans have been filed for a four story and basement clubhouse to be built for the Hebrew Free Loan Association as owner on the rear of the lot at No. 108 Second Avenue, the front of which is occupied by the remodelled office building of the association. In order not to infringe upon the light and ventilation of the adjoining tenement house the clubhouse will have a width of 7 feet only. Architect Max Muller has arranged the interior, however, so that the depth of the building will be used as a terrace for the club rooms. The building is to cost \$40,000.

The Manhattan plans for new buildings recorded yesterday include also a five story flat house to be built for Robert Ferguson & Sons as owners at a cost of \$60,000 on 178th Street, 100 feet east of Broadway, and a six story tenement house with ground floor stores for Kitzman & Rubinger as owners at No. 340 East 34th Street, to cost \$25,000.

Plans have been filed for enlarging the four story dwelling and store building at No. 422 Fifth Avenue adjoining Louis Sherry's hotel, by the installation of a new mezzanine floor, the improvements being made for the restaurant as owner, who will use the building as an annex to the hotel; and for modernizing the three story tenement house at No. 206 West Thirtieth Street, bettering the light and sanitation in compliance with Tenement House Department regulations, the improvements being made for Robert J. Hogue as owner. The architects are Douglas Smith and Adolph E. Nast.

The Bronx plans for new buildings comprise a two story factory with ground floor stores to be built for Adolph Becker at Nos. 1902 and 2004 Third Avenue, at a cost of \$25,000; two one story dwellings with stores for Fox & Brill on Webster Avenue north of 178th Street, to cost \$4,000; a two story dwelling on Field Avenue, east of White Plains Road, to cost \$3,500; a two story and attic dwelling on Andrews Avenue, north of 180th Street, to cost \$40,000; a one story house at James Thon in the new Bronx amusement park on Broadway, north of 242d Street, to cost \$50,000; and a one story house at 12100th Avenue, east of Wallace Avenue.

Yesterday's Auction Sales.

(At No. 14 Vesey Street.)

By JOSEPH P. DAY.
Twenty-eighth Street, No. 42, south side, 20th floor west of Avenue A, 16.5x102.2; three story tenement, executor's sale; to Walter G. Deane, \$6,725.

Twenty-fifth Street, No. 138, south side, 132 feet east of Seventh Avenue, 18.5x72; three story dwelling, executor's sale; to James Plan, for a party in interest, 30,000.

Seventh Avenue, No. 236, west side, 100 feet south of Vesey Avenue, 34.5x100; five story flat with stores; executor's sale; to David 46,800.

Seventh Street, No. 283, north side, 75.5 feet east of Avenue A, 18.5x72; three story building; voluntary sale; bid in at \$12,000.

Seventh Avenue, No. 901, west side, 75.5 feet north of 11th Street, 34.5x100; five story flat with stores; executor's sale; bid in at \$12,000.

North Thirtieth Street, No. 281, south side, three and two story flat buildings; voluntary sale; to J. J. Meyer vs. M. J. Meyer, 58,000.

Seventh Avenue, No. 211, west side, 100 feet south of 11th Street, 34.5x102.2x102.2; five story flat; the Jamaica Savings Bank vs. J. J. Meyer vs. M. J. Meyer, 58,000.

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REAL ESTATE FOR SALE

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Park Hill Prices Are Not High

Some people think (until they know the facts) that prices of plots in this perfect residential community are very high—beyond their means.

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But when you come to add the following distinctive features, possessed by no other community in the metropolitan district, it requires no expert real estate knowledge to decide what real value in real estate means in

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"THE SUBURB BEAUTIFUL"

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OLD SHADE TREES

—part of the majestic forest that once stood on Park Hill's site.

TENNIS AND GOLF

Magnificent grounds for these and other forms of outdoor sport.

A HUNDRED HOMES

Handsome residences all finished and occupied now.

A COUNTRY CLUB

On the shore of a beautiful lake filled with lotus flowers.

FINISHED IMPROVEMENTS

Sewers, water and gas mains, sidewalks, curbs, macadamized streets—everything.

Nor is this all—for Park Hill has all the city advantages of Yonkers (75,000 population)—schools, churches, stores and markets—paid fire and police departments.

Park Hill has long since passed the development period—nothing is left to the imagination—there is no waiting—it is all there now—finished.

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700 BRONX LOTS

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Eastern Boulevard—Town Dock Road

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Go-To This Property Direct by taking Elevated or Subway to 177th Street, or Simpson Street and Westchester car to the property.

SPECIAL NOTICE:

The public are cordially invited to attend the grand concert to be given in the pavilion on the premises by the Metropolitan Band graduates of the Hebrew Orphan Asylum on Saturday, May 16, at 2:30 P. M., and the Catholic Protectors Band on Sunday, May 17, at 2:30 P. M.

SEND FOR BOOKLET

JOSEPH P. DAY, Auctioneer, 31 Nassau St., N. Y. City.

REAL ESTATE FOR SALE—LONG ISLAND

See Beautiful Garden City Estates.

Call up 5232 Gramercy and arrange for free transportation.

NEW BRUNSWICK, N. J., May 14.—John Davis was buried in Grainer Cemetery at Cranbury this afternoon. He had been sexton of the First Presbyterian Church for forty-nine years and had dug 100 graves in the cemetery in which he was laid at rest. He was 70 years old. He had a Town Clerk of Cranbury for thirty-one years. For thirteen years he had not missed a church service.

Digger of 1,900 Graves Dead.

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